

1638 Gramercy
Los Angeles, CA 90019

**2
Beds**

**Baths 2.00
(1F 0T 1H 0Q)**

**1,240 Sqft
Other**

Condo/Co-op
SP \$655,000



Area	16 Mid Los Angeles
Subdivision	
Sold Price/SqFt	\$528.23
Lot Size	
HOA Fee 1 & 2	\$299.00(Monthly)
Land Lease Amt	ignore
MLS#	24-422317
APN	UNAVAILABLE

Directions: Gramercy between Washington Blvd and Venice Blvd

Remarks: Charming unit with a private yard in a historic Mediterranean Revival Fourplex. The approach to the community feels grand with a large front yard, generous front porches and intricate stucco detail above the original, restored wood windows. The feeling of grandeur continues inside the home with high ceilings, decorative fireplace, generous living spaces and stunning crown moldings original to the 1920s. The home has been renovated with new oak flooring, a well designed kitchen with new appliances, and an HVAC system. There is an effortless blend of historic details and modern conveniences. Other features include: in-unit washer/dryer, EV charging, two parking spaces in secure parking, and ample storage space. The best feature of all is a private backyard - the perfect spot for dining al fresco with friends or an evening drink after a long day. The Fourplex community is tight-knit and features communal outdoor spaces and community garden boxes. When not enjoying your home, you are moments away from many restaurants and cafes, including Surfis, Alibi Coffee Co, Palm Grove Social, n/soto, Nate Holden Performing Art Center, Galleries including David Kordansky and Pace Gallery, and many more fun spots. Its location has the ultimate centrality with easy access to Downtown LA, Culver City, West Adams, Hollywood, Koreatown, Larchmont, and the Westside. Quick commute to the 10 Freeway and E-Line train. This is a move in ready gem and not to be missed!

Agent Remarks: Unit is part of at TIC - Tenants in Common. Please reach out to Ryan at 323.793.1910 or Nikki at 310-245-1251 for any questions regarding TICs. *Offers are due by Tuesday 8/13/24 by 2pm. When showing don't miss the private yard for 1638 at the back of the property past the garden boxes and under string lights. *Please note that the yard on the north side of the property is for private use of another unit. Please do not enter this outdoor space. Please reach out for TIC agreement and additional info.

Showing Remarks: First showing Saturday, 8/3, open house 12pm-2pm. For private showings please visit <https://yourspotlashowings.as.me>

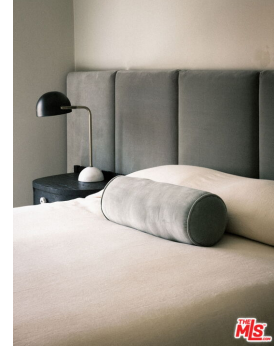
Community/Development		Structure Info		Contract Info	
Tax Mello Roos		Year Built/Source	1921/Assessor	List Date	08-01-2024
Complex/Assoc Name	1638 Gramercy	Stories	2	List Price	\$595,000
Pets Allowed/Rules	Yes	Building Type	Other, Attached	Orig List Price	\$595,000
Highrise Amenities		Units in Complex	4	Status Date	09-25-2024
Assoc Amenities	Controlled Access	Unit Floor #	1	Sale Type	Standard
Assoc Fees Include		PUD	No	Listing Type	Exclusive Agency
Community Features		Security	Card/Code Access	Disclosure	CC and R
Pending HO Asmt		View	No	Seller Concessions?	
Oth. Mgmt. Co. Name		Style	Mediterranean		
Rental Restrictions	Yes				
Short Term Rentals	No				
Short Term Rental Duration					
Land/Lot Info		Parking Details		Sale/Sold Info	
Zoning		Parking Type	Assigned, Covered Parking	Contract Date	08-21-2024
Land Type		Total Spaces		Sold Date	09-25-2024
Land Lease Purchase	No	Covered Spaces	2	Sold Price	\$655,000
Special Zone	Other	Uncovered Spaces		Sold Price/SqFt	\$528.23
Horse Property		Garage Spaces		Sale Terms	
		Carpport Spaces		SP/LP	110.08%
				Concessions Amount	

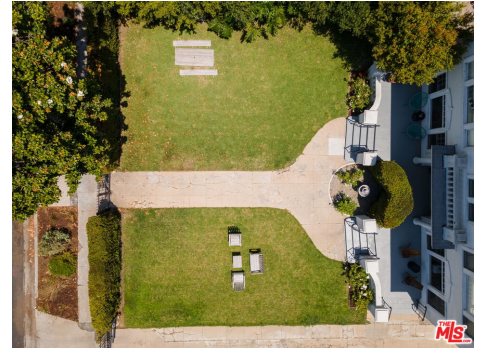
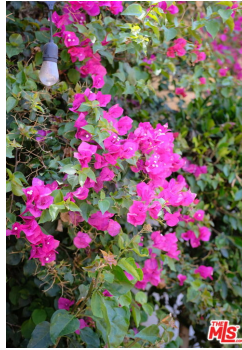
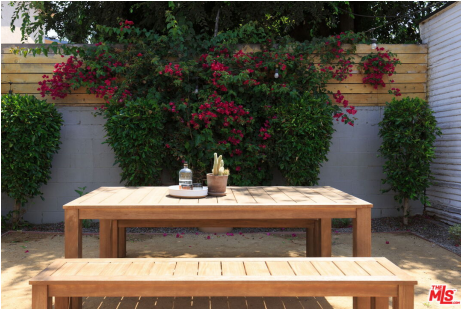
Interior Features		Exterior Features	
# Fireplaces/Details	Decorative	Pool	No
Furnished	Unfurnished	Spa	
AC/Cooling	Air Conditioning	Tennis/Courts	
Heating	Other	Patio	
Laundry	In Unit	Roofing	
Equip/Apppl	Dishwasher, Garbage Disposal, Washer, Dryer, Refrigerator, Range/Oven		
Flooring	Hardwood		

Ryan Hanke Compass DRE#: 01991628 Seller's Agent1 CALDRE#: 01989718	Nicole Kilmer Compass DRE#: 01991628 Seller's Agent2 CALDRE#: 01954162	Lily Chan Golden Star Mortgage & Real Estate DRE#: 01233569 Buyer's Agent1 CALDRE#: 01222177
Phone / Cell c: 323-793-1910	Phone / Cell p: 310-245-1251 / c: 310-245-1251	Phone / Cell p: 650-552-9688 / c: 650-552-9688
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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Darren Coleman CALDRE# 01314767







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